



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** SUSU11-00110 West Texas Estates  
**Application Type:** Major Preliminary  
**CPC Hearing Date:** December 1, 2011

**Staff Planner:** Justin Bass, (915)541-4930, [bassjd@elpasotexas.gov](mailto:bassjd@elpasotexas.gov)  
**Location:** East of Aviation Way and South of Pellicano Drive  
**Acreage:** 35.00 acres  
**Rep District:** ETJ  
**Existing Use:** Vacant  
**Existing Zoning:** ETJ  
**Proposed Zoning:** ETJ

**Nearest Park:** Burning Mesquite Park (0.99 mile)  
**Nearest School:** John Drugan Elementary School (0.65 mile)  
**Park Fees Required:** N/A  
**Impact Fee Area:** This property is within the Eastside Impact Fee Service Area and will be subject to impact fees.

**Property Owner:** Akam Pellicano, LLC.  
**Applicant:** Del Rio Engineering, Inc.  
**Representative:** Del Rio Engineering, Inc.

### **SURROUNDING ZONING AND LAND USE**

**North:** ETJ/ Vacant  
**South:** ETJ/ Vacant  
**East:** ETJ/ Vacant  
**West:** ETJ/ Vacant

**THE PLAN FOR EL PASO DESIGNATION:** Light Industrial.

### **APPLICATION DESCRIPTION**

The applicant is proposing a 173-lot single-family residential subdivision. The smallest lot measures approximately 5,500 square feet in size; the largest lot is approximately 11,800 square feet in size. The applicant is also proposing a 1.79-acre park/pond site. Since the subdivision is located within the City's annexation path, the proposed park will be maintained by the City of El Paso Parks and Recreation Department. Primary access to the development will be from both Aviation Way and Pellicano Drive.

The property is being reviewed under the current subdivision code.

The applicant is proposing lots that do not meet the dimensional standards as set forth in section 19.11.030.A.1. *(Please note that the City attorney's office has advised that the lot dimensions provided in Section 19.11.030.A.1 do not apply to this subdivision).*

**DEVELOPMENT COORDINATING COMMITTEE RECOMMENDATION:**

The Development Coordinating Committee recommends **pending** of West Texas Estates on a **Major Preliminary** basis subject to the following comments and conditions:

Staff is also recommending that the City Plan Commission require the applicant to landscape the parkway area on Aviation Way and Pellicano Drive, as stipulated under Section 19.23.040(H) *The city plan commission may require that a parkway at the rear of a double frontage lot be landscaped or other aesthetic treatment be provided by the subdivider, subject to the approval of the city plan commission to provide a visual and physical separation between the development and the street.* Staff also recommends that if the City Plan Commission requires landscaping, that the condition be coordinated with the El Paso Department of Transportation where it conflicts with site visibility standards, utilities, and parkway illumination. For the type of landscaping, staff recommends the developer select trees designated as median/street/right of way appropriate from the City's Plant and Tree List, to be placed 30-feet on centers.

**Planning Division Recommendation:**

**Denial** based on Section 19.18.040.A as after evaluation, the current TIA has been determined to be inadequate.

**Engineering and Construction Management-Land Development:**

We have reviewed subject plan recommend **Approval**; Developer/Engineer needs to address the following comments:

1. Applicant needs to comply with all the requirements to the proposed "Ponding Area" as per City Standards Subdivision Code.
2. Provide complete Engineering Report for ETJ requirements with the final plat.

**The Subdivision is within Flood Zone X, "Areas determined to be outside 500-year floodplain - Panels # 480212 0250 B, dated September 4, 1991.**

**EPDOT:**

This subdivision was reviewed utilizing the current version of Title 19.

**The Department of Transportation objects to the proposed plat based on the following comments:**

1. Traffic Impact Analysis
  - a. A letter from the El Paso County stating that the mitigation proposed in the TIA is approved and funded by the county's capital improvements plan by the required build-out as shown on the TIA.
2. Landscape, trees, vegetation and irrigation systems are to be provided within the proposed medians and parkways on Pellicano Drive and Aviation Way as per Section 19.16.020.G (Streets-Medians).
3. Double frontage lots along Aviation Way and Pellicano Drive shall comply with Section 19.23.040H (Double Frontage Lots).

Notes:

Recommend traffic calming measures such as medians or curb extensions at key T-intersections on Presidio Avenue and Big Spring Court in accordance with the Neighborhood Traffic Management Program and in accordance with the Design Standards for Construction Met as per Section 19.15.010.E. Coordinate with Department of Transportation.

It is recommended that connection(s) be provided to the south for enhanced connectivity for future development.

All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

**Parks and Recreation Department:**

We have re-reviewed West Texas Estates, a major preliminary plat map, and offer Developer / Engineer the following "revised" comments:

Please note that this subdivision is located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area and within the **Eastside Master Plan** area of potential annexation by the City, thus subject to the calculation for Parks & Open Space ordinance Title 19 Subdivisions, **Chapter 19.20** as noted below.

**Section 19.20.020 - Dedication Required**

- A. Dedication Required.** All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City's extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

Also, please note that subdivisions within the ETJ do not have a zoning district designation however, per preliminary plat notes applicant is proposing **173** Single-family residential lots and is proposing to dedicate a **1.794 acre "Park/Pond"** therefore, meeting the minimum parkland requirements.

We offer the following **informational comments** to assist Applicant in the design of the new Park's construction drawings.

This subdivision is within Park Zone **E-11:**

Nearest Parks with-in adjacent Park zone **E-10: Mesquite Trails #1 & #2 & Mesquite Trails Off-site**

Please note that design layout (Concept & Final) need to be coordinated with Parks Department for review and approval and are to include at minimum the following improvements:

1. Refer to Park's Design & Construction Standards for all proposed improvements.
2. Irrigation System shall be designed by a Licensed Irrigator Registered in the State of Texas, in good Standing, with a minimum 5 years experience, and with a minimum of 10 designs of comparable size systems.
3. Irrigation System must be designed to accommodate site static water pressure or a pump must be incorporated to accommodate design criteria.
4. Note for all park improvements to be compliant with required accessibility criteria as set forth in ADAAG & TAS standards as mandated by Federal and State Governments.

5. Project(s) must be coordinated with TDLR to insure compliance with TAS requirements to include inspection, and certificate of substantial completion; approval of the subdivision/park improvement plans is subject to applicant providing proof of the project registration - PLD # (Registration Number) is provided.
6. No signs, fire hydrants, lights, NDCBU's, electrical/water boxes, telephone pedestals, no obstructions in general, shall be placed into proposed perimeter sidewalk, nor shall any utility conduits be placed along the park site.
7. Provide perimeter lighting along adjacent Public Street rights of way; Engineer to coordinate with E.P.E.Co., Department of Transportation, and Parks Dept. light poles & conduit placement for perimeter lighting prior to street paving; perimeter street lighting shall be coordinated for light poles to be installed at max. 300' apart and/or at all street intersections along the park side and not along the residential side to prevent duplication of light poles.
8. Developer shall obtain soil samples (taken from proposed park site location finished ground) & provide complete analysis report (textural, minerals availability, water infiltration, detailed salinity, & PH conductivity test) with recommendations for soils amendments and preparation to insure existing soil conditions are suitable for turf, shrubs, and tree growth; coordinate site visit with Parks staff for collection of soil samples.
9. Any unsuitable soil conditions shall be remedied to eliminate hard soils, stony soils, high caliche soils, clay soils and contaminated soils to a minimum depth of 12 inches as required for proper planting and as required per the Parks Design & Construction Standards.
10. Any unsuitable soil materials not approved by Parks Department are to be removed, disposed-off, and replaced with top soil to a minimum depth of 12 inches.
11. Provide grading so that a minimum of one-half (1/2) acre of flat contiguous park area is not subject to periodic inundation to accommodate the placement of permanent park structures.
12. Grading and drainage plan for the Park/Pond site to be reviewed and approved by Parks Department.
13. Park / Pond side slopes shall not exceed a maximum of three (3) to one (1) horizontal to vertical slope as per current Park and Open Space ordinance Section 19.20.030 (B) (2)(iv) & shall provide at least one side not to exceed a five (5) to one (1) horizontal to vertical slope.
14. Park / Pond shall percolate with-in 48 hours.
15. A 7' wide meandering concrete sidewalk is required all along the park's perimeter.
16. Provide street trees at 30' on center within a 7' wide parkway as per required per ordinance # 017528
17. Provide an age appropriate play structure.
18. Provide accessible picnic tables & benches on concrete pads as required by ordinance.

19. Applicant is required to obtain irrigation and any other required permit(s) from Development Services (BP&I) Building Permits & Inspections Division.
20. Park improvements to park site shall meet the requirements of the current Park and Open Space ordinance Section 19.20.050 (B)
21. Construction of Park improvements need to be coordinated and inspected by Parks Department.
22. Park Site acceptance is contingent upon completion of all street improvements abutting the park.

**El Paso Water Utilities:**

We have reviewed the subdivision described above and provide the following comments:

1. The subject property is located within the City of El Paso Eastside Impact Fee Service Area. Impact fees will be assessed at the time of plat and collected after the El Paso Water Utilities receives an application for water and sanitary sewer services.

**Water**

2. Water service to the subject subdivision will require the construction of on-site and off-site water distribution mains. Off-site water mains include the construction of a 16/24-inch diameter water transmission main along Pellicano Drive from Sun Fire Drive.

3. A 16-diameter water main will be required from the intersection of Sun Fire Blvd and Pellicano Drive to Aviation Way. A 24-inch water main will continue along Pellicano from Aviation Way to the east boundary line of the subject development. A 12-inch diameter water main will be required along Pellicano Drive from Aviation Way to the proposed East Drive. A second 12-inch diameter water main will be required along Aviation Way from Pellicano Drive to the south boundary line of the subject development. All costs associated to the construction of all on-site and the off-site 12-inch diameter water mains mentioned above are the responsibility of the developer. Since the development is located outside the City Limits of El Paso, Texas the EPWU will not participate in the construction of the 12-inch diameter water mains.

4. The 16"/24" diameter water transmission main that is planned to be constructed along Pellicano Drive was included in the Impact Fee Capital Improvement Program. It is EPWU's plan to complete construction of the main by early 2012.

**Sanitary Sewer**

5. The EPWU is currently completing the construction of a 42-inch diameter sanitary sewer interceptor that extends along Aviation Way. Sanitary sewer service to the subject development will require the construction of on-site sanitary sewer mains and an off-site sanitary sewer main from the proposed Nova Drive along Aviation Way to a manhole located near the southwest corner of the subject development. All costs associated to the construction of the on-site and off-site sanitary sewer mains mentioned above are the responsibility of the developer.

**General**

6. EPWU-PSB requires a new service application to serve the subject subdivision. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5)

construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**El Paso Water Utilities – Stormwater Division:**

1. On the preliminary plat show existing and proposed drainage flow patterns. Identify the discharge locations for all stormwater runoff. Show all proposed stormwater infrastructure.
2. Show all off-site existing drainage flow patterns, and protect the subject property from stormwater runoff from the undeveloped terrain.
3. Identify the entity responsible for maintaining the proposed ponding areas.
4. EPWU strongly recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

**El Paso Fire Department:**

No comments received.

**911:**

We are in agreement that the street name changes on the pdf file you sent will work for this plat. There are no duplicates in our system. The changes are:

PRESIDIO AVE to BARSTOW AVE

RANKIN PL to SPOFFORD PL

PAMPA PL to ASHERTON PL

**Sun Metro:**

No comments received.

**Central Appraisal District**

No adverse comments received.

**El Paso Electric Company:**

No comments received.

**Texas Gas Company:**

No comments received.

**Socorro Independent School District:**

No comments received.

**Additional Requirements and General Comments:**

1. Submit to the Planning & Economic Development Department – Planning Division the following prior to recording of the subdivision.
  - a. Approved final plat
  - b. Current certified tax certificate(s)
  - c. Current proof of ownership
  - d. Release of access document, if applicable
  - e. Set of restrictive covenants, if applicable

2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.
3. This property is subject to impact fees. The table and respective language shall be included on the face of the final approved and recorded plat. Impact fees shall be calculated based on the table below:

Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat note fulfills an obligation mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council as set forth below. The collection of the impact fee for this subdivision shall be prior to the time a building permit is issued if development is within the city limits or at the time of the meter connection if development is outside the city limits.

**Eastside Service Area**

<b>Meter Size</b>	<b>Meter Capacity Ratio</b>	<b>Water*</b>	<b>Wastewater</b>
Less than 1 inch	1.00	\$697.00	\$920.00
1 inch	1.67	\$1,163.00	\$1,537.00
1½ inch	3.33	\$2,321.00	\$3,065.00
2 inch	5.33	\$3,714.00	\$4,905.00
3 inch	10.00	\$6,968.00	\$9,203.00
4 inch	16.67	\$11,615.00	\$15,341.00
6 inch	33.33	\$23,223.00	\$30,672.00
8 inch	53.33	\$37,158.00	\$49,077.00
10 inch	76.67	\$40,064.00	\$52,916.00
12 inch	143.33	\$74,899.00	\$98,924.00

**\*Fees do not apply to water meter or connections made for standby fire protection service**

4. Applicant shall address the following comments prior to recordation:
  - Revise restrictive covenant and tax certificate notes on plat by removing book and page information, as it is no longer used.

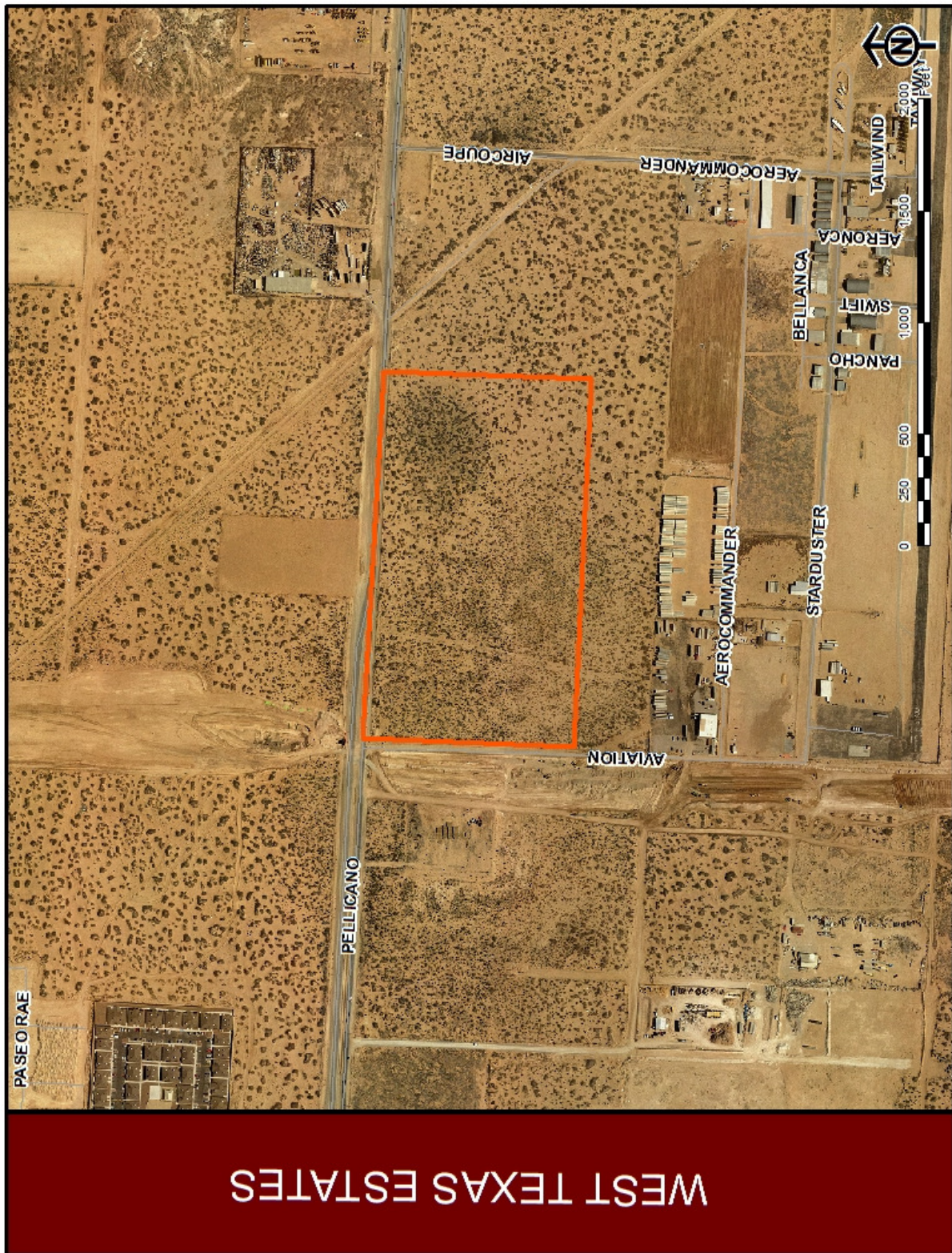
**Attachments**

1. Location map
2. Aerial map
3. Preliminary plat
4. Application

ATTACHMENT 1



ATTACHMENT 2



[illegible]

# ATTACHMENT 4



## CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION PRELIMINARY APPROVAL

DATE: \_\_\_\_\_ FILE NO. SUSU11-00110

SUBDIVISION NAME: West Texas Estates

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
Being a Portion in the NW 1/4 of Section 18 Block 79, Township 3,  
T&P Railroad Surveys, El Paso County

2. Property Land Uses:

	ACRES	SITES
Single-family	<u>23.30</u>	<u>173</u>
Duplex	_____	_____
Apartment	_____	_____
Mobile Home	_____	_____
P.U.D.	_____	_____
Park	<u>1.794</u>	<u>1</u>
School	_____	_____
Commercial	_____	_____
Industrial	_____	_____

Office \_\_\_\_\_  
Street & Alley \_\_\_\_\_  
Ponding & Drainage 1.768  
Institutional \_\_\_\_\_  
Other (specify below) \_\_\_\_\_

Total No. Sites 175  
Total (Gross) Acreage 35.004



3. What is existing zoning of the above described property? N/A Proposed zoning? Residential
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No \_\_\_\_\_
5. What type of utility easements are proposed: Underground X Overhead \_\_\_\_\_ Combination of Both \_\_\_\_\_
6. What type of drainage is proposed? (If applicable, list more than one)  
Retention Basin Design
7. Are special public improvements proposed in connection with development? Yes \_\_\_\_\_ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes no No \_\_\_\_\_  
If answer is "Yes", please explain the nature of the modification or exception Street & Drainage within the  
Subdivision from County's required 60' to 50' minimum lot size reduction from County's  
allowable 6000 to 5,500
9. Remarks and/or explanation of special circumstances: \_\_\_\_\_
10. Improvement Plans submitted? Yes \_\_\_\_\_ No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes \_\_\_\_\_ No X
- If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attached).

GBM  
AKom Pellicano, LLC

12. Owner of record AKom Pellicano, LLC 310 N. Mesa Street El Paso, TX 79902 (915) 351-2210  
(Name & Address) (Zip) (Phone)
12. Developer \_\_\_\_\_  
(Name & Address) (Zip) (Phone)
14. Engineer DCI Engineering P.O. Box 220251 El Paso, TX 79913 (915) 333-2400  
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION  
FEE: \$1,901.00

OWNER SIGNATURE: \_\_\_\_\_

REPRESENTATIVE: \_\_\_\_\_

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.